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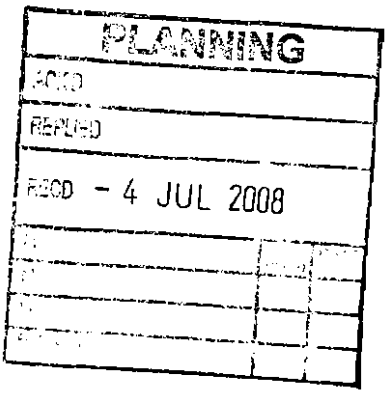
LANDSCAPE SUPPORTING STATEMENT



BURNAGE COURT

1. Address

   1-4 Burnage Court
   Burnage Lane
   Manchester
   M19

2. Site description

   The proposed development at Burnage Court will involve the establishment of 7 residential units with 100% parking and both private and communal garden spaces. This document will summarise the motivations and intended functions of the landscaped spaces.

3. Design statement

   The landscaping at Burnage Court seeks to achieve a number of aims. Every design decision has been implemented with the following principles as their foundations:

   - Health & Safety
   - Disabled access
   - As much private space as possible
   - An emphasis on greening the site and providing garden spaces
   - 'Secured by Design' principals
   - Refuse and Recycling requirements

   This is a residential development and so the design seeks to push commercial and communal landscape design towards garden spaces that may be enjoyed by the residents. There is an emphasis on community, open space and realistic functionality. We are aware of the large number of apartment developments in the Manchester area

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and so the landscape solutions for Burnage Court offer a greener approach with the advantage of providing a green frontage from the street.

The following parties have been consulted:

- Greater Manchester Police Architectural Liaison Team
- Manchester Green City Team
- Manchester City Council Planning Dept for relevant area

4. 'Secured by Design'

- The whole site aims to be secure. The proposal includes:
  - a key security lock for the front gate at the main access point
  - a locked inner gate beyond the refuse and recycling centre (to allow the outer gate to be left unlocked for collection
  - the front railings are at recommended 1200mm height
  - all railings have vertical rails
  - the rear boundary has an existing wall of approx. 1650mm which will be raised to recommended 2100mm with additional fencing to LPS 1175, security rating 1
  - All external and inner boundaries aim to avoid surfaces which can be used to access first floor units

- The planting and inner boundaries have been designed to limit or extinguish any possibility of concealment:
  - All trees have minimum 2 metres of clear stem and have an open and light habit limiting the visual interruption to and from the property
  - The trees are all Extra Heavy Standard to withstand vandalism
  - Planting and hedging at the front of the property are at recommended heights
  - Three trees at the far end of the main vehicular access point will partially conceal the car parked in the seventh parking space
  - Lighting proposals aim to provide security without unnecessary light pollution

5. Private garden spaces

Every effort has been made to accommodate private garden spaces, however, the site poses significant problems on this level due to its size. That said, that following has been achieved:

- The hard standing at the front of the property has been given over exclusively to garden spaces
- Four private gardens are provided for the two ground floor units – front and rear for each unit. These are more generous than the initial proposal and provide lawn, patio

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space and some planting. They are surrounded by boundaries of appropriate height depending on their location. The front gardens have boundaries of only 1000mm to ensure full visual security while the rear gardens afford a little more privacy, particularly with their proximity to the parking areas and door, with boundaries of 1800mm in height

- The rest of the garden space on site is communal. This has been designed to be as generous as possible with two main open spaces at the front of the property. One accommodates a BBQ area to encourage community and provide for outside enjoyment. The other is subtly divided by minimal planting to create smaller 'rooms' for varied use
- Planting is low maintenance and seeks to provide evergreen structure with colour and form highlights during spring, summer and autumn

6. Parking

The scheme aims to achieve 100% parking including one disabled space opposite the property entrance.

7. Maintenance

The scheme is low maintenance, being made up mainly of evergreen Prunus lusitanica hedges, Buxus sempervirens and Betula utilis var. Jacquemontii trees.

Grassed areas are kept simple with the introduction of stone strips to ensure the protection of zones where frequent pedestrian traffic is anticipated. The stone strips will be light grey/buff in colour and it is proposed that it has a diamond sawn.

Other ornamental grass and perennial plantings need only to be cut back in the autumn – see maintenance schedule.

8. Refuse and recycling

Space has been allocated for the following refuse and recycling requirements:

- 2 no. normal waste
- 1 no. glass recycling
- 1 no. paper recycling
- 1 no. container for tin recycling bags
- 1 no. green waste collection

The refuse and recycling zone is within the development but outside the secure elements of it allowing for easy access by collection services.

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